

Copy



July 15, 2019

Jennifer Andrews
Director of Community Development
City of Waukesha
201 Delafield Street
Waukesha, WI 53188

Subject: Waukesha Water Utility – Plan Commission Review

Dear Ms. Andrews:

This letter is to inform the City of Waukesha (City), that the Waukesha Water Utility (WWU) intends to build a Water Supply Control Building (WSCB) at our property at 1504 East Sunset Drive, located on parcel number WAKC1349999. As a part of the development, we are required to request a review of the Plan Commission for this property. We believe that the development complies with the 2019 edition of the City of Waukesha Development Handbook and request review of the enclosed Application for Development Review. This submittal includes the following applications:

- Application for Development Review – Final Site and Architectural Plan Review
 - Attachment A – Application for Development Review Checklist
 - Attachment B – Engineering Plan Checklist
 - Attachment C – Site Grading and Drainage Plan Checklist
 - Attachment H – Sewer Plan Review Checklist
 - Attachment I – Landscape Plan Checklist
- Application for Stormwater Management and Erosion Control

WWU formed the Great Water Alliance (Program) to transition the City's water supply from groundwater to Lake Michigan water at a net zero water balance with the Lake Michigan watershed. To facilitate the implementation of the Program, it will be necessary to construct a WSCB to the aforementioned site. The WSCB is required upstream of the connection to WWU's distribution system to maintain discharge pressures to within desirable ranges for the distribution system and the pipeline. Along with the WSCB, the existing asphalt drive will be expanded to provide access to the new building. Enclosed with this letter are the complete set of 90% Contract Drawings (excluding the Booster Pump Station located in New Berlin, Wisconsin) with the following sheets and supplemental information:

- Site Plan
 - Existing: Contract Drawing CC1
 - Proposed: Contract Drawings AG6, CC2, CC3, CC4, CC5, and CC6
- Architectural Plan
 - Contract Drawings CA1, CA2, and CA3
 - Color perspective renderings as viewed from East Sunset Drive, Les Paul Parkway, and Aerial

WSCB Final Site Plan Review & Stormwater
Mgmt & Erosion Control Permit Fee
at 1504 E. Sunset Drive

Date: 7/15/19

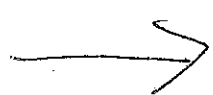
Num: WSCB FEES
GLCS0003

PO 1319172

GLCS 0003-30-MIS

\$1,780.00

58900



- Grading Plan
 - Existing: Contract Drawing CC1
 - Proposed: Contract Drawing CC4, CC5, and CC6
- Landscape Plans
 - Existing: Contract Drawing CC1
 - Contract Drawing CC4 and CC5
- Utility Plans
 - Existing: Contract Drawing CC1
 - Proposed: Contract Drawing AC2, CC2, CC3 and CE1
- Geotechnical Report, Contract Package 3, Water Supply Control Building, Waukesha, WI, prepared by Gestra, dated February, 2019

We recognize the Final Plan Submittal requires 100% signed and sealed Contract Drawings, but in the interest of moving forward with the permitting, we are submitting our current set of plans with this application. Anticipated changes between 90% and 100% include slight adjustments to site piping by a few feet and additional details and notes. Signed and sealed 100% plans will be provided under separate cover later in 2019.

The WSCB will not place an unreasonable burden on the ability of the City to provide services such as sewer disposal, water supply, electricity supply, natural gas supply, schools, police protection, fire protection, and transportation. A connection to the existing sanitary will be made from an existing stub located on the site. Police and fire protection for the new building is anticipated from the City.

Construction activities will include excavation, jacking and boring, grading, installation of new infrastructure, and site restoration. Conventional construction equipment will be used to facilitate construction activities. The Project duration, including the Booster Pumping Station at a different site in New Berlin, will be approximately two and a half years and is scheduled to begin in early 2020 pending regulatory approval.

Site Plan

The attached site plan drawings (see Contract Drawings AG6, CC1, CC2, CC3, CC4, CC5, and CC6) satisfy requirements of the City of Waukesha Development Handbook. The vertical control network is referenced to the NGVD 29 datum and was established from section corners in the surrounding area. Southeastern Wisconsin Regional Planning Commission (SEWRPC) establishes the elevations and coordinates for all of the section corners in southeast Wisconsin. As such, the plan sheets do not have 2 SEWRPC benchmarks established on the site. As noted in the attached checklist Attachment B – Engineering Plan Checklist, many of the items are not applicable to this small site change.

Architectural Plan

To maintain the character of the site, the proposed WSCB will have matching architectural elements of the existing building as shown on the attached architectural plan drawings (see Contract Drawings CA1, CA2, and CA3). The attached rendering shows the proposed WSCB from East Sunset Drive. As seen from Les Paul Parkway, the proposed WSCB will be partially screened by the existing natural vegetation on the American Transmission Company (ATC) easement. Additional trees will also be located along the west property line as shown on the attached rendering to provide further screening of the site and buildings.



Site Grading and Drainage Plan

The total disturbed surface area for the Project is 0.46 acres, which is greater than 3,000 square feet, resulting in the requirement for an Application for Stormwater Management and Erosion Control. The Project will not cause unreasonable soil erosion or have unreasonable adverse effect on rare or irreplaceable natural areas. Sediment control measures will be in place prior to ground disturbing activities and shall be maintained until the potential for erosion has been eliminated (see the attached Grading and Restoration Plan, CC4). A Stormwater Pollution Prevention Plan (SWPPP) will be developed that meets all State and Local ordinances, and will be available at all times on-site during construction. The contractor will be required to comply with the plan. Sediment control measures include silt fence around the limits of construction and inlet protection on East Sunset Drive.

Landscaping and Restoration Plan

The attached Landscape and Restoration Plan (see Contract Drawings CC1, CC4 and CC5) shows the property easements and setbacks. Per input from Planning Commission staff, a 5 foot setback is provided between the west property edge and the new asphalt drive, to be screened with new landscaping. The proposed landscaping for the property will be native grasses, shrubs, and trees.

Stormwater Management

The proposed WSCB site improvements include the construction of new building and driveway extension. Per the 2019 Waukesha City Code Book Chapter 32.06(b), a storm water permit and storm water management plan are required if the following apply:

| | Does it apply to the WSCB Site? |
|--|---------------------------------|
| Is a subdivision plat | No |
| Results in the addition of 0.5 acres or greater of impervious surfaces | No |
| Involves the construction of any new public or private roads | No |
| Disturbs a total land surface area of one acre or more | No |
| Likely to cause adverse impacts to environmentally sensitive areas or other properties | No |

The driveway extension only extends pavement to the new building and is not a new private road, which should not trigger the requirement of a storm water permit and storm water management plan. All other criteria for requiring a storm water permit do not apply to this site.



Summary

WWU respectfully requests your review of the information above and supporting documents. WWU understands the application fee is \$1,720.00 (which includes a \$1,320.00 Final Site Plan Review developer, and a \$400.00 Application for Stormwater Management and Erosion Control permit fee). A check in the amount of \$1,720.00 will be submitted under separate cover. If you have any questions or concerns, please feel free to contact me at (262) 409-4440 or Catharine Richardson at Greeley and Hansen at (262) 290-2254 or crichardson@greeley-hansen.com.

Yours very truly,

Waukesha Water Utility

*Daniel S. Duchniak, P.E.
General Manager, Waukesha Water Utility*

TLW

- Encl. (1): Application for Development Review
(2): Attachment A - Application for Development Review Checklist
(3): Attachment B - Engineering Plan Checklist
(4): Attachment C - Site Grading and Drainage Plan Checklist
(5): Attachment H - Sewer Plan Review Checklist
(6): Attachment I - Landscape Plan Checklist
(7): Application for Stormwater Management and Erosion Control
(8): Complete Set 90% Contract Drawings
(9): Color perspective renderings as viewed from East Sunset Drive, Les Paul Parkway, and Aerial
(10): Geotechnical Report and Boring Logs

C: File;
Catherine Richardson, P.E., ENV SP, Great Water Alliance